

ZONING BOARD OF REVIEW

Agenda

April 2, 2014

Coventry Town Hall

1670 Flat River Road Work Session & Regular Meeting

7:00 p.m.

WORK SESSION

- 1. Approval of Minutes from March 5, 2013**
- 2. Zoning Enforcement Officer's Staff Report**

OLD BUSINESS

Applicant: WED Coventry 3, LLC

Owner: Bruce Capwell, Sr.

Location of Property: AP 315 Lot 61; 5555 Flat River Road

Zone: RR-5

Existing Use: Single Family Residence

Proposed Use: Same

Applicant is seeking a Special Use Permit to construct a wind turbine

Applicant: WED Coventry 4, LLC

Owner: Bruce Capwell, Sr.

Location of Property: AP 315 Lot 88; Flat River Road

Zone: RR-5

Existing Use: Vacant Land

Proposed Use: Same

Applicant is seeking a Special Use Permit to construct a wind turbine

Applicant: Lisa C. Kilby and James M. Rosenberg

Owner: Same

Location of Property: AP 29 Lot 119; 84 Helen Avenue

Zone: R-20

Existing Use: Single Family Residence

Proposed Use: Same

Applicants are seeking a Dimensional Variance to construct a two car garage with less than required setbacks.

Applicant: Cumberland Farms

**Owners: Edward J. and Joan M. Green, Hildegard M. Perry,
Carolyn A. Yuettner and Rudolph Procaccianti**

**Location of Property: AP 7 Lots 17, 18, 19 and 20; Arnold Road and
New**

London Turnpike

Zone: Business Park

Existing Use: Single Family Residences

**Proposed Use: Convenience store with gasoline self service station
(no repairs)**

Applicants are seeking a Special Use Permit to demolish three single family homes and construct a convenience store with gasoline self-service station.

NEW BUSINESS

Applicant: Mike's Professional Tree Service, Inc.

Owner: Same

Location of Property: AP 44 Lot 1; 75 Airport Road, Unit 3

Zone: Industrial I-1

Proposed Use: Operate a commercial wood lot with firewood sales and storage

In accordance with Article 4, Section 423 of the Coventry Zoning Ordinance, you are hereby notified that the applicant and owner "Mike's Professional Tree Service, Inc. of 17A Reservoir Rd., Coventry, RI 02816" has been granted a leave by the Superior Court to present new evidence to the Zoning Board in the form of that certain report issued by the Fire Marshal, Town of Coventry, dated December 17, 2013, in accordance with R.I.G.L. 45-24-69 (b) as it relates to the use of "commercial woodlots & firewood storage & sales" on a 16 acre parcel of land, known as 75 Airport Rd., Unit 3, currently used for material screening, crushing and storing.

COVENTRY ZONING BOARD OF APPEALS

April 2, 2013

**Town Council Chambers 1670 Flat River Road Work Session &
Regular Meeting**

7:00 p.m.

Re: Appeal of Thomas Forcier

Location of Property: AP 324 Lot 20; Peckham Lane

Zone: RR-2

Appellant is appealing the Zoning Enforcement Officer's written determination dated December 3, 2013 regarding Water's Edge Campground AP 324 Lot 20.

Re: Appeal of Suzanne Colwell

Location of Property: AP 324 Lot 20; Peckham Lane

Zone: RR-2

Appellant is appealing the Zoning Enforcement Officer's written determination dated December 3, 2013 regarding Water's Edge Campground AP 324 Lot 20

The public is welcome to any meeting of the Town Council or its committees. If communication assistance is needed or any other accommodation to ensure equal participation, please contact the Town Clerk at (401)822-9173 at least two (2) business days prior to

the meeting.